

# Single-Family Dwelling Private Garages Information Sheet

The following contains the general regulations for garages in single-family residential zoning districts.

## Garage setbacks

Setback	R-1	R-1A	RS-1
Front yard***	30 feet	75 feet	30 feet
Side yard	5 feet**	5 feet*	5 feet
Rear yard	5 feet**	5 feet*	10 feet
Side yard adjacent to public street	30 feet	75 feet	30 feet
Rear yard adjacent to public street	30 feet	75 feet	30 feet

\* No portion of any principal structure attached to a garage shall be closer to any lot line than the minimum distance required for any principal structure in the zoning district. A garage, which is connected to sanitary sewer or water, shall satisfy the setback requirements of the principal structure in the zoning district.

\*\* Where the height of a side wall exceeds 9 feet from the floor of the garage to the top of the side wall, the side and rear setbacks of the garage shall be increased two feet for every foot, or portion thereof, of height over 9 feet.

\*\*\* If neighboring properties were developed prior to October 7, 1974, "prevailing setback" restrictions may apply. See Section 19.42(a) of the City Code.

## Maximum size

### Limitation based on principal building

- 1) The ground coverage area of all garage structures or the portion of the dwelling used for garage purposes *shall not exceed* the ground coverage area of the portion of the dwelling used for permanent, four-season living area.
- 2) The total floor area of all garage structures or the portion of the dwelling used for garage purposes, *shall not exceed* the total floor area of the portion of the dwelling used for permanent, four-season living area
- 3) Notwithstanding the provisions above, each single-family dwelling may have a garage structure with a total floor area of up to 600 square feet.

## Building permits required

No garage or other accessory building containing more than 120 square feet of floor area shall be constructed, erected or installed without a building permit issued by the Building and Inspection Division.

**To view the Chapter 19 of the City Code, visit our Web site at [www.ci.bloomington.mn.us](http://www.ci.bloomington.mn.us).**

## Limitation based on lot size

- 1) *Parcels 15,000 square feet or smaller.* In addition to the above limitations, the total garage floor area on these parcels shall not exceed 1,000 square feet. The total floor area of garages and all accessory buildings shall not exceed 1,120 square feet. The floor area of accessory buildings other than garages shall not exceed 1,000 square feet.
- 2) *Parcels greater than 15,000 square feet.* In addition to the above limitations, the total floor area of garages and all accessory buildings shall not exceed 1,120 square feet, plus an amount of floor area equal to 5 percent of the lot area above 15,000 square feet; up to a maximum floor area for garages and accessory buildings of 2,000 square feet.

## Exception for tuck-under garages

Where all garage space and accessory storage space is attached to and located below the floor area used for permanent, four-season living area, there shall be no limit on the amount of garage floor area. In these instances, the total floor area of all detached accessory buildings shall be limited to 120 square feet.

## Maximum height

In no event shall the overall height of any garage exceed the height of the dwelling. In no event shall the height of a garage door opening, measured from the floor to the trim covering the door header, exceed eight feet.

## Driveway

Standard side and rear yard setback of five feet. Refer to *City Code Section 17.13*.

## Detached garages

### Number

Two on any lot, including any detached accessory buildings.

### Location

*Front yard:* Not permitted. Accessory buildings shall not be located closer to the front property line than the principal structure.

*Side yard:* 5 feet

*Rear yard:* R-1, R-1A . . . . 5 feet  
RS-1 . . . . . 10 feet

*Side yard adjacent to public street:*  
Not permitted. Accessory buildings shall not be located closer to a side property line adjacent to a public street than the principal structure.

*Rear yard adjacent to public street:*  
R-1, RS-1 . . . . 30 feet  
R-1A . . . . . 75 feet

## Prohibited locations

No garage or accessory building may be located in any easement of record.

## Construction and finish

Accessory buildings may be constructed of any material accepted by the Minnesota State Building Code, which is appropriate to the application and the location.

Exterior materials and finish must match or complement the exterior finish of the principal structure in material, color and texture. Exterior surfaces of all accessory buildings shall be maintained in new or like new condition, free from cracked and peeling paint, rusting and deteriorating materials.

## Impervious surface coverage

Maximum impervious surface coverage on single family dwelling lots shall be limited to 35 percent of the area of the lot. In no instance shall the area of impervious surface exceed 12,000 square feet, plus 1,000 square feet of impervious surface for each acre of lot size over one acre.